

MEGAN BARRY  
MAYOR



## METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park  
3000 Granny White Pike  
Nashville, Tennessee 37204  
Telephone: (615) 862-7970  
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### STAFF RECOMMENDATION 121 South 17<sup>th</sup> Street April 20, 2016

**Application:** New construction-outbuilding/ DADU; Setback determination  
**District:** Lockeland Springs-East End Neighborhood Conservation Zoning Overlay  
**Council District:** 06  
**Map and Parcel Number:** 08314005300  
**Applicant:** Lynn Taylor, Taylor Made Plans  
**Project Lead:** Sean Alexander, sean.alexander@nashville.gov

**Description of Project:** The applicant is proposing to construct a new outbuilding containing a garage and a detached accessory dwelling at the rear of the lot.

**Recommendation Summary:** Staff recommends approval of the project with the following conditions:

- The property owner shall file a restrictive covenant for a Detached Accessory Dwelling Unit prior to issuance of a permit;
- Staff shall approve final material choices, including windows, doors and roof color.

With these conditions, staff finds that the project meets the applicable sections of the design guidelines for outbuildings in the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay and the standards for Detached Accessory Dwelling Units.

#### Attachments

- A: Photographs
- B: DADU Worksheet
- C: Site Plan
- D: Floor Plans
- E: Elevations

**Vicinity Map:**



**Aerial Map:**



## Applicable Design Guidelines:

### II.B. New Construction

#### 8. Outbuildings

*(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that are or have a Detached Accessory Dwelling Unit (DADU) required by ordinance 17.16.030 that are reviewed by the MHZC. This information is provided for informational purposes only and does not replace ordinance 17.16.030.)*

- a. Garages and storage buildings should reflect the character of the existing house and surrounding buildings and should be compatible in terms of height, scale, roof shape, materials, texture, and details.

##### *Outbuildings: Height & Scale*

- *On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven hundred fifty square feet or fifty percent of the first floor area of the principal structure, whichever is less.*
- *On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed one thousand square feet.*
- *The DADU or outbuilding shall maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal structure on the lot. The DADU or outbuilding height shall not exceed the height of the principal structure, with a maximum eave height of 10' for one-story DADUs or outbuildings and 17' for two-story DADUs or outbuildings. The roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet in height.*

##### *Outbuildings: Character, Materials and Details*

- *Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related. Generally, either approach is appropriate for new outbuildings. DADUs or out buildings located on corner lots should have similar architectural characteristics, including roof form and pitch, to the existing principal structure.*
- *DADUs or outbuildings with a second story shall enclose the stairs interior to the structure and properly fire rate them per the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.*

##### *Outbuildings: Roof*

- *Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but generally should maintain at least a 4/12 pitch.*
- *The DADU or outbuilding may have dormers that relate to the style and proportion of windows on the DADU and shall be subordinate to the roof slope by covering no more than fifty percent of the roof plane and should sit back from the exterior wall by 2'.*

##### *Outbuildings: Windows and Doors*

- *Publicly visible windows should be appropriate to the style of the house.*
- *Double-hung windows are generally twice as tall as they are wide and of the single-light sash variety.*
- *Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.*
- *Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors. Decorative raised panels on publicly visible garage doors are generally not appropriate.*
- *For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.*

##### *Outbuildings: Siding and Trim*

- *Brick, weatherboard, and board-and-batten are typical siding materials.*

- Exterior siding may match the existing contributing building's original siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.
  - Four inch (4" nominal) corner-boards are required at the face of each exposed corner.
  - Stud wall lumber and embossed wood grain are prohibited.
  - Four inch (4" nominal) casings are required around doors, windows, and vents within clapboard walls. Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.
- Brick molding is required around doors, windows, and vents within masonry walls but is not appropriate on non-masonry clad buildings.

b. Garages, if visible from the street, should be situated on the lot as historically traditional for the neighborhood.

*Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure.*

*Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.*

*Generally, attached garages are not appropriate; however, instances where they may be are:*

- Where they are a typical feature of the neighborhood; or
- When the location of the attached garage is in the general location of an historic accessory building, the new garage is located in the basement level, and the vehicular access is on the rear elevation.

*Setbacks & Site Requirements.*

*· To reflect the character of historic outbuildings, new outbuildings for duplexes should not exceed the requirements for outbuildings for the entire lot and should not be doubled. The most appropriate configurations would be two 1-bay buildings with or without parking pads for additional spaces or one 2-bay building.*

*· A DADU or outbuilding may only be located behind the principal structure in the established rear yard. The DADU or outbuilding is to be subordinate to the principal structure and therefore should be placed to the rear of the lot.*

*· There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.*

*· At least one side setback for a DADU or outbuilding on an interior lot, should generally be similar to the principle dwelling but no closer than 3' from each property line. The rear setback may be up to 3' from the rear property line. For corner lots, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.*

*Driveway Access.*

*· On lots with no alley access, the lot shall have no more than one curb-cut from any public street for driveway access to the principal structure as well as the detached accessory dwelling or outbuilding.*

*· On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.*

*· Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.*

***Additional Requirements for DADUs from Ordinance 17.16.030. See requirements for outbuildings for additional requirements.***

*· The lot area on which a DADU is placed shall comply with Table 17.12.020A.*

*· The DADU may not exceed the maximums outlined previously for outbuildings.*

*· No additional accessory structure shall exceed two hundred square feet when there is a DADU on the lot.*

*Density.*

*· A DADU is not allowed if the maximum number of dwelling units permitted for the lot has been met.*

*Ownership.*

- *a. No more than one DADU shall be permitted on a single lot in conjunction with the principal structure.*
- *The DADU cannot be divided from the property ownership of the principal dwelling.*
- *The DADU shall be owned by the same person as the principal structure and one of the two dwellings shall be owner-occupied.*
- *Prior to the issuance of a permit, an instrument shall be prepared and recorded with the register's office covenanting that the DADU is being established accessory to a principal structure and may only be used under the conditions listed here.*

*Bulk and Massing.*

- *The living space of a DADU shall not exceed seven hundred square feet.*

- c. The location and design of outbuildings should not be visually disruptive to the character of the surrounding buildings.

**9. Appurtenances**

Appurtenances related to new buildings, including driveways, sidewalks, lighting, fences, and walls, shall be visually compatible with the environment of the existing buildings and sites to which they relate.

*Utilities*

*Utility connections such as gas meters, electric meters, phone, cable, and HVAC condenser units should be located so as to minimize their visibility from the street.*

*Generally, utility connections should be placed no closer to the street than the mid point of the structure.*

*Power lines should be placed underground if they are carried from the street and not from the rear or an alley.*

**IV. B. Demolition**

**1. Demolition is not appropriate**

- a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or
- b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

**2. Demolition is appropriate**

- a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;
- b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or
- c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.40.420 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

**Background:** 121 South 17<sup>th</sup> Street is a two story house constructed circa 1900.

**Analysis and Findings:** The applicant is proposing to construct a new outbuilding containing a garage and a detached accessory dwelling unit at the rear of the lot.

**Demolition:** The existing outbuilding at 121 South 17<sup>th</sup> Street is utilitarian in nature, and its detailing does not reflect the historic character of the principal building. Staff therefore finds that the structure does not contribute to the architectural and historical character and significance of the district, and that its demolition meets Section IV.B.2 for appropriate demolition and does not meet section IV.B.1 for inappropriate demolition.

**Detached Accessory Dwelling Unit:** The proposed DADU will be one-and-a-half stories and with a footprint of seven hundred and forty-four square feet (744 sq. ft.), which will be subordinate to the historic structure. The ridge height will be twenty-five feet (25') above grade and an eave height will be ten feet (10'). These heights are lower than the corresponding heights of the house. The materials for the DADU have all been approved by the Commission in the past, and include cement fiberboard siding with a five inch (5") reveal, cement fiberboard trim, asphalt shingles, wood windows, metal garage and pedestrian door, and a cement slab for the foundation. Staff asks to approve the shingle color and the windows and doors prior to purchase and installation.

See Attachment B - "Outbuilding/DADU Worksheet" for a further analysis on how the proposed DADU meets Ordinance No. 17.16.030.F. for Detached Accessory Dwelling Units.

**Setback:** The new outbuilding requires a rear setback determination. When an outbuilding has a footprint greater than seven hundred square feet (700 sq. ft.) in an area with R6 base zoning, the bulk zoning regulations require that the structure be located twenty feet (20') from the rear property line and five feet (5') from the side property lines. In this instance, the structure is located five feet (5') from the side property lines but only ten feet (10') from the rear property line. Staff finds that the proposed rear setback is appropriate because outbuildings historically were built very close to the rear of a property. A ten foot (10') rear setback is more historically appropriate than a twenty foot (20') rear setback. In addition, the ten foot (10') rear setback allows for more space



Figure 1: Principal dwelling at 121 South 17<sup>th</sup> Street.



Figure 2: Existing non-historic garage at 121 South 17<sup>th</sup> Street, accessed by driveway from Holly Street.

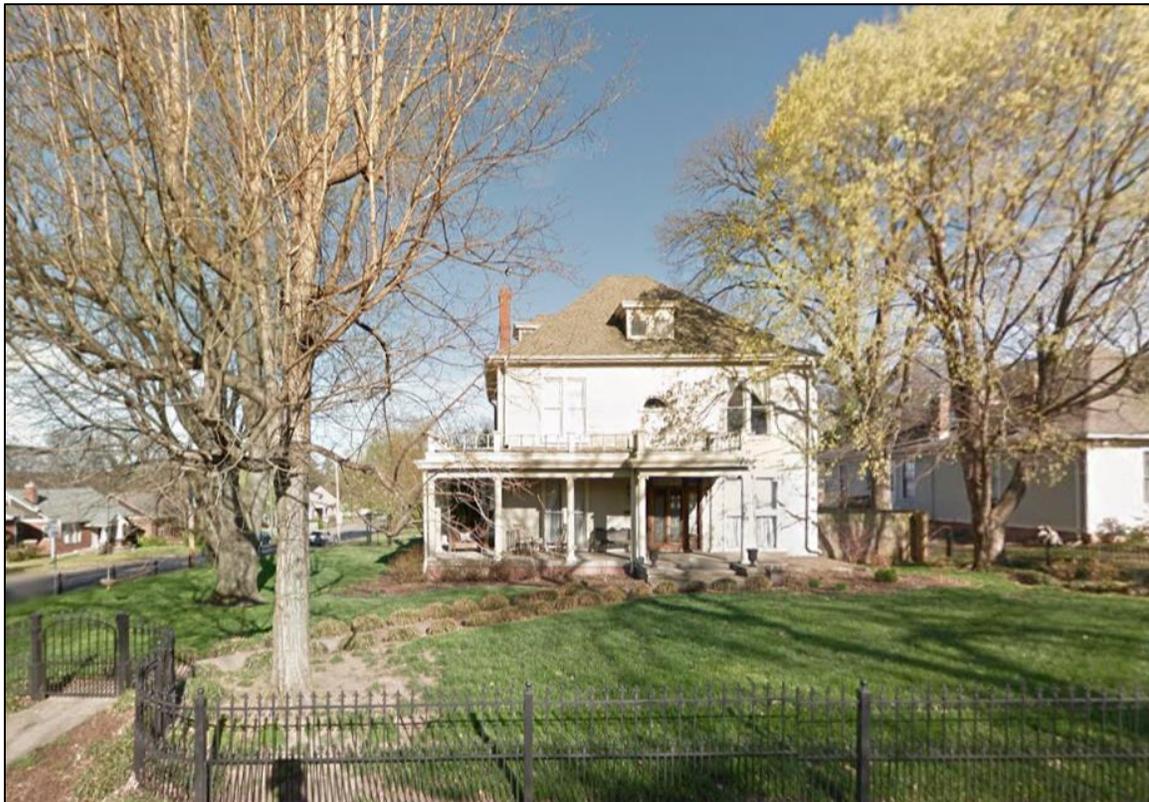
between the primary structure and the DADU. Staff recommends approval of the setback determination.

Miscellaneous: Staff recommends that the restrictive covenant for the DADU be filed prior to the issuance of the preservation permit.

**Recommendation Summary:** Staff recommends approval of the project with the following conditions:

- The applicant shall file a restrictive covenant for a Detached Accessory Dwelling Unit prior to issuance of a permit;
- Staff shall approve final material choices, including windows, doors and roof color.

With these conditions, staff finds that the project meets the applicable sections of the design guidelines for outbuildings in the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay and the standards for Detached Accessory Dwelling Units.



121 S 17<sup>th</sup> Street, front.



Side view from Holly Street, showing existing garage and driveway.



Existing non-contributing outbuilding.

# OUTBUILDING/DADU WORK SHEET

The following worksheet serves as a guide to facilitate the approval process for construction of outbuildings and DADUs. Completing the following tables will help determine if your proposed project meets the basic requirements defined by the design guidelines. After completion of the worksheet, reference the specific zoning overlay’s design guidelines for additional design requirements.

## Section I: General requirements for DADUs and Outbuildings

The answer to each of these questions must be “yes” for either an outbuilding or a DADU.

	YES	NO
If there are stairs, are they enclosed?	Yes	
If a corner lot, are the design and materials similar to the principle building?	Yes	
If dormers are used, do they cover less than 50% of the roof plane where they are located as measured from side-to-side?	Yes	
If dormers are used, do they sit back from the wall below by at least 2’?	Yes	
Is the roof pitch at least 4/12?	Yes	
If the building is two-bay and the vehicular doors face the street, are there two different doors rather than one large door?	Yes	
Is the building located towards the rear of the lot?	Yes	

## Section II: General Requirements for DADU

If the accessory building does not include a dwelling unit skip this section and go to Section III. If the accessory building is to include a dwelling unit (full bathroom and/or kitchen), the answer to each of these questions must be “no.”

	YES	NO
Does the lot NOT comply with Table 17.12.020A of the zoning code? (It isn’t zoned two-family or doesn’t have adequate square footage to be a legally conforming lot.)		No
Are there other accessory buildings on the lot that exceed 200 square feet?		Will Be Demolished
Is the property zoned single-family?		No
Are there already two units on the property?		No
Does the property owner NOT live on site or does NOT plan to move to this location once the DADU is complete?		No
Is the planned conditioned living space more than 700 square feet?		No

\*Note: A restrictive covenant must be filed for DADUs before the permit may be issued. For more information, visit <http://www.nashville.gov/Codes-Administration/Land-Use-and-Zoning-Information/Zoning-Examinations/Restrictive-Covenants.aspx>

**Section III: Site Planning**

To determine the appropriate location of the outbuilding or DADU, complete the information below for “proposed” and compare to the minimums allowed.

	MINIMUM	PROPOSED
Space between principle building and DADU/Garage	20'	26'
Rear setback	3'	10'
L side setback**	3'	54'
R side setback**	3'	5'
How is the building accessed?	From the alley or existing curb cut	Side Street Existing Curb Cut

\*\*If the lot is a corner lot, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback shall be a minimum of 10'.

**Section IV: Massing Planning**

To determine the maximum height of the outbuilding or DADU, as measured from grade, complete the table below and choose the lesser number.

	Existing conditions (height of historic portion of the home to be measured from finished floor)	Potential maximums (heights to be measured from grade)	Proposed (should be the same or less than the lesser number to the right)
Ridge Height		25'	25'
Eave Height		1 story 10' or 2 story 17'	9'-6"

To determine the maximum allowed square footage of the accessory building, complete the table below and choose the lesser number.

One-story building:

	Lot is less than 10,000 square feet	Lot is more than 10,000 square feet	50% of first floor area of principle structure	Proposed footprint
Maximum Square Footage	<del>750 sq. ft.</del>	1,000 sq. ft.		960

*Please ask staff about any unusual lot conditions that do not allow an outbuilding to meet any of these requirements.*

*Please see design guidelines for information about materials and detailing.*

# HOLLY STREET

50' R.O.W.

# 3/31/2016

121 S. 17th Street  
Nashville TN 37206

113.9'

S 82°48'51" E 159.96'

40' R.O.W.  
S. 17TH STREET

N 07°45'00" E 100.01'

CONCRETE WALK

18" MAPLE

36" MAPLE

36" MAPLE

IRON FENCE

GRAVEL DRIVE

EXISTING RESIDENCE

100.00' S  
07°45'00" W

72.

N 82°49'04" W 159.96'

EXISTING 2-STORY FRAME RESIDENCE

997 SQ.FT.

516.5'

TAX MAP 83-14

(54)

DORINA D. LEE

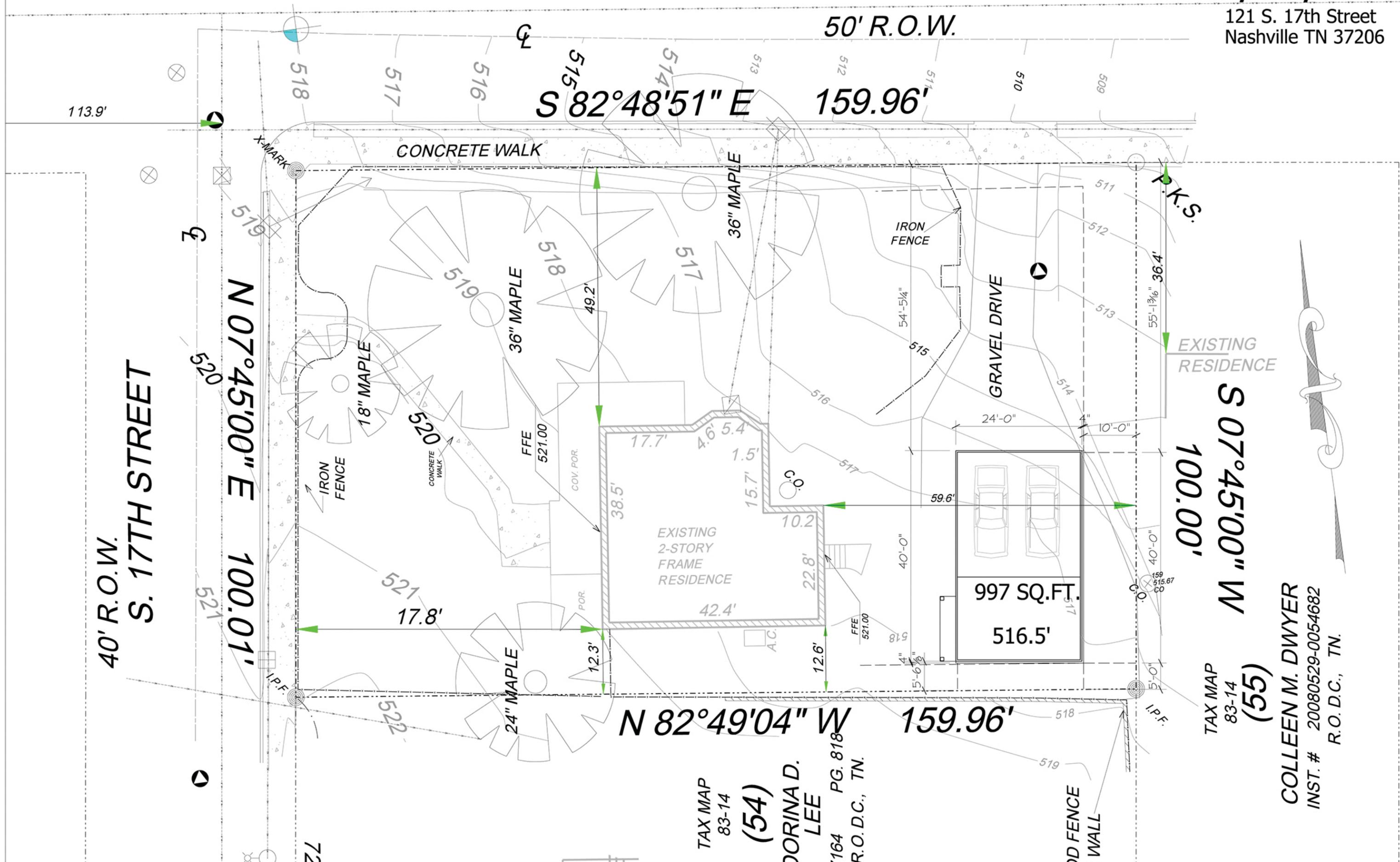
7164 PG. 818 R.O.D.C., TN.

TAX MAP 83-14 (55)

COLLEEN M. DWYER

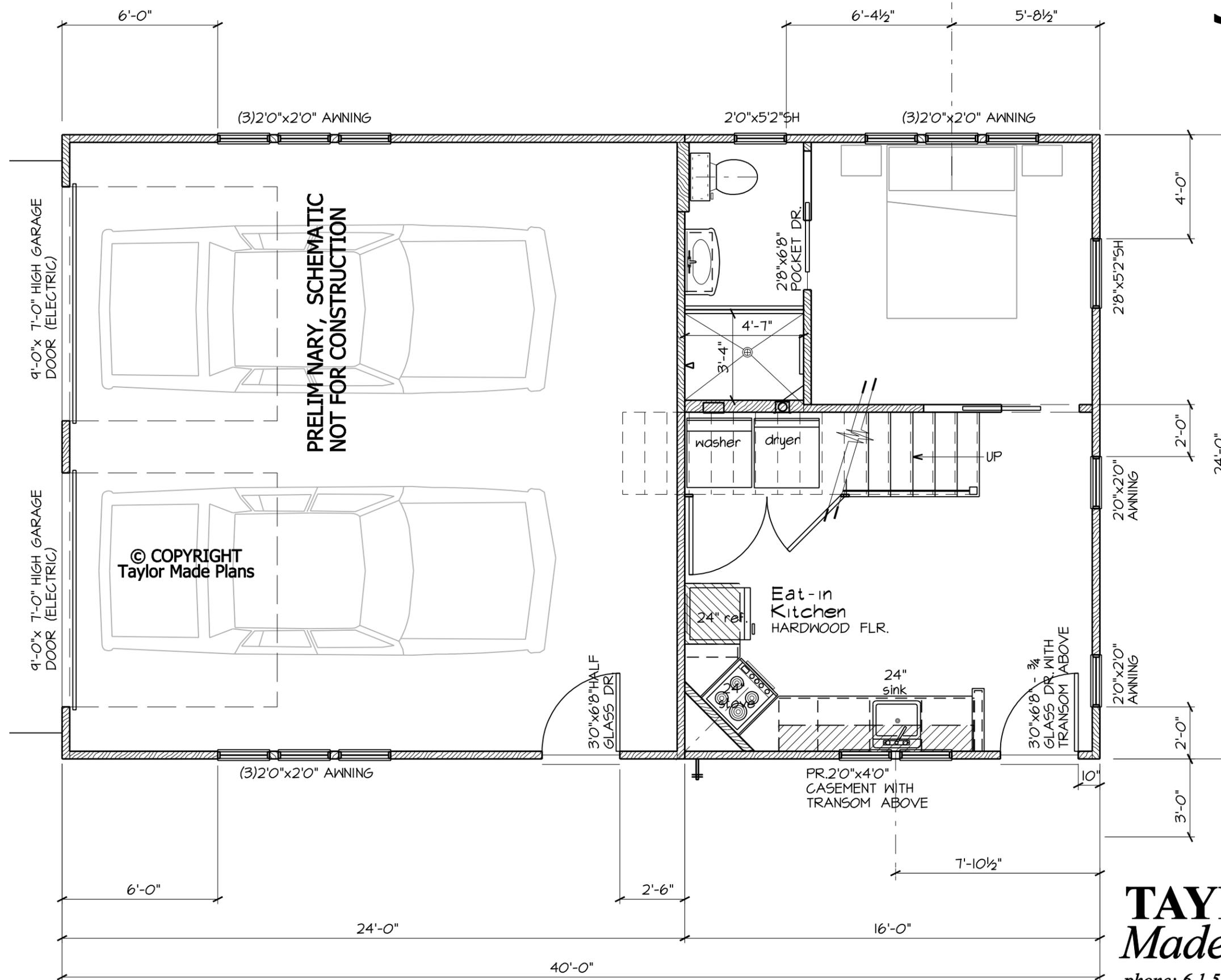
INST. # 20080529-0054682

R.O.D.C., TN.



# 3/31/2016

121 S. 17th Street  
Nashville TN 37206



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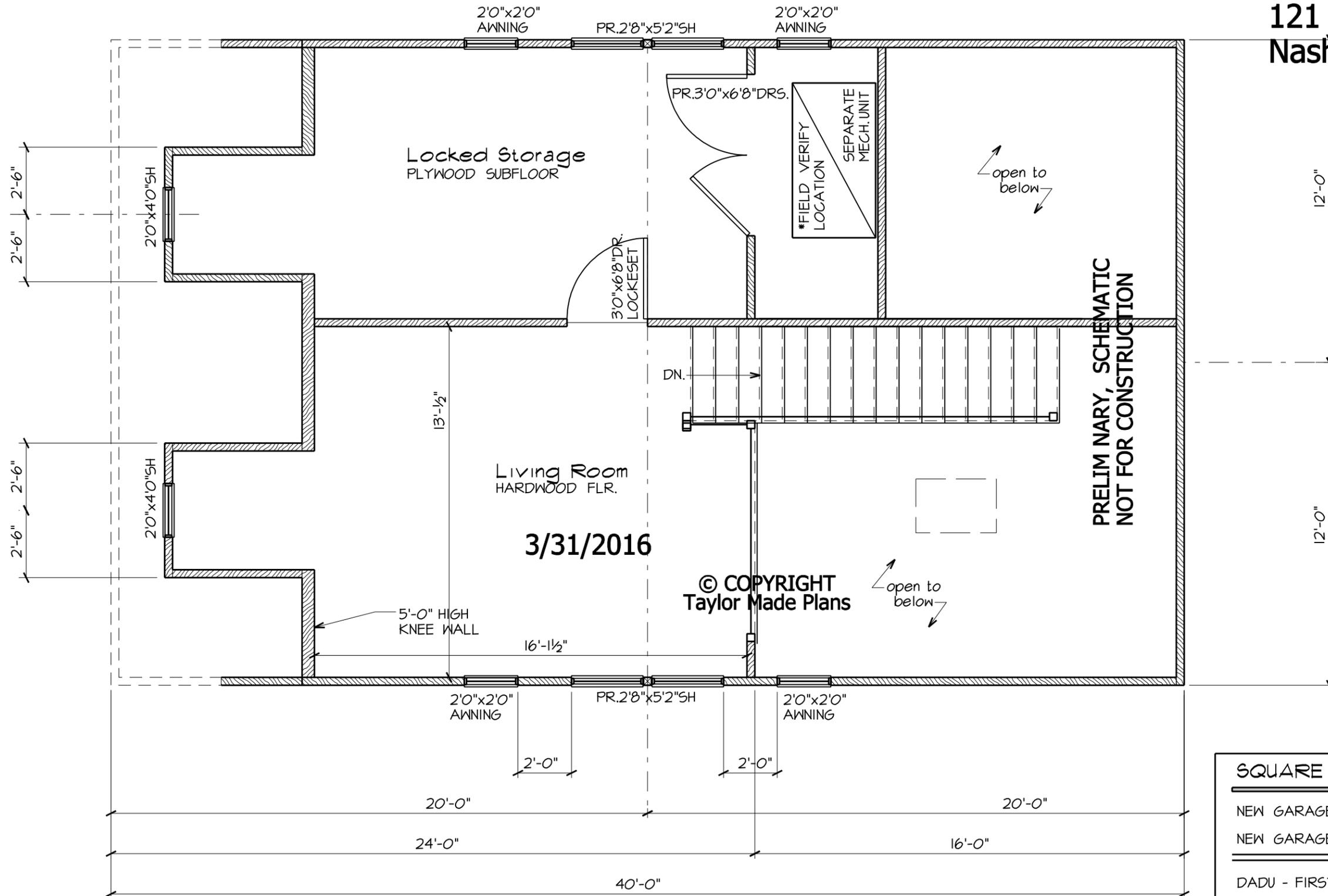
## FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

**TAYLOR**  
*Made Plans*  
phone: 615-650-8956  
[www.taylormadeplans.com](http://www.taylormadeplans.com)

# 3/31/2016

121 S. 17th Street  
Nashville TN 37206



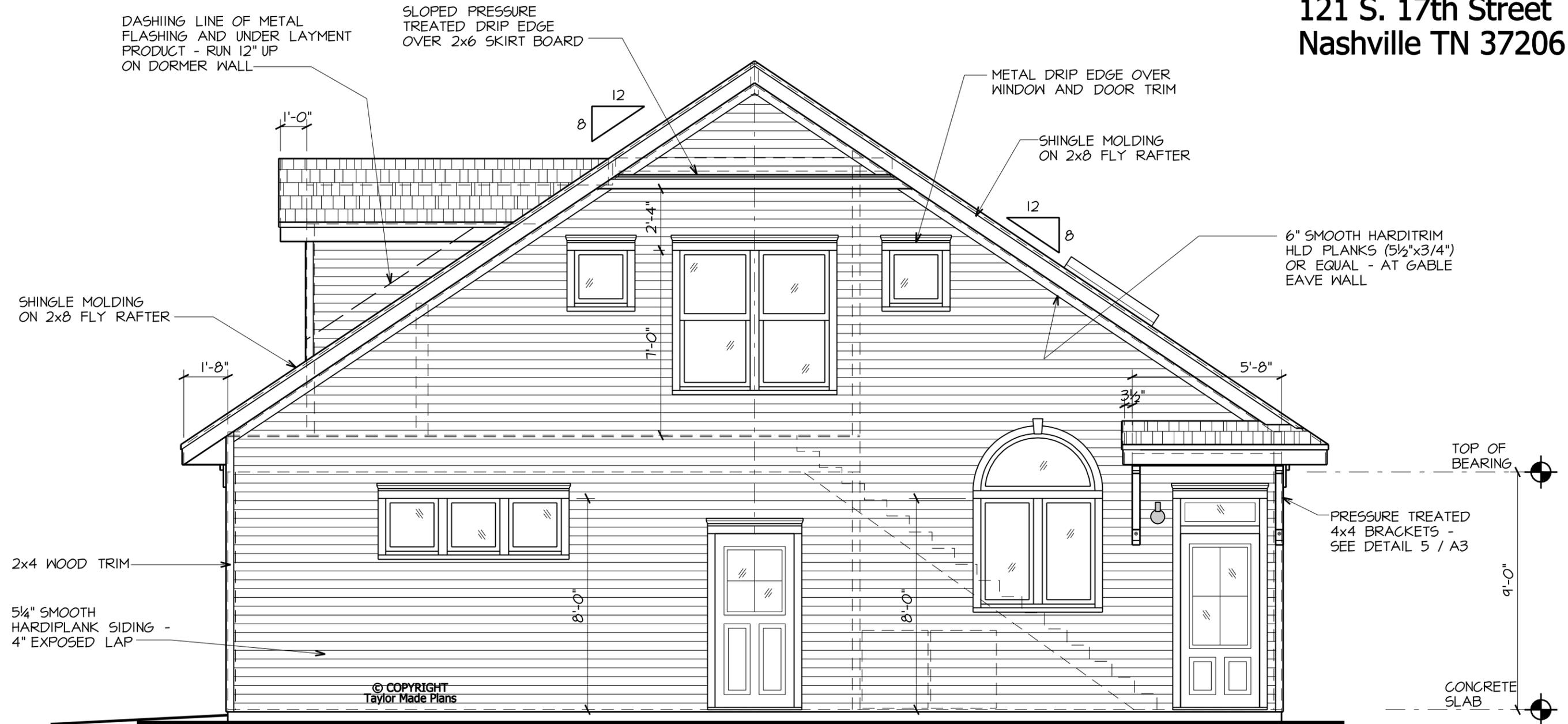
## SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE	GROSS
NEW GARAGE FOOTPRINT	960 SQ.FT.
NEW GARAGE	576 SQ.FT.
DADU - FIRST FLR.	384 SQ.FT.
DADU - SECOND FLR.	242 SQ.FT.
TOTAL DADU	626 SQ.FT.

3/31/2016

121 S. 17th Street  
Nashville TN 37206



3/30/2016

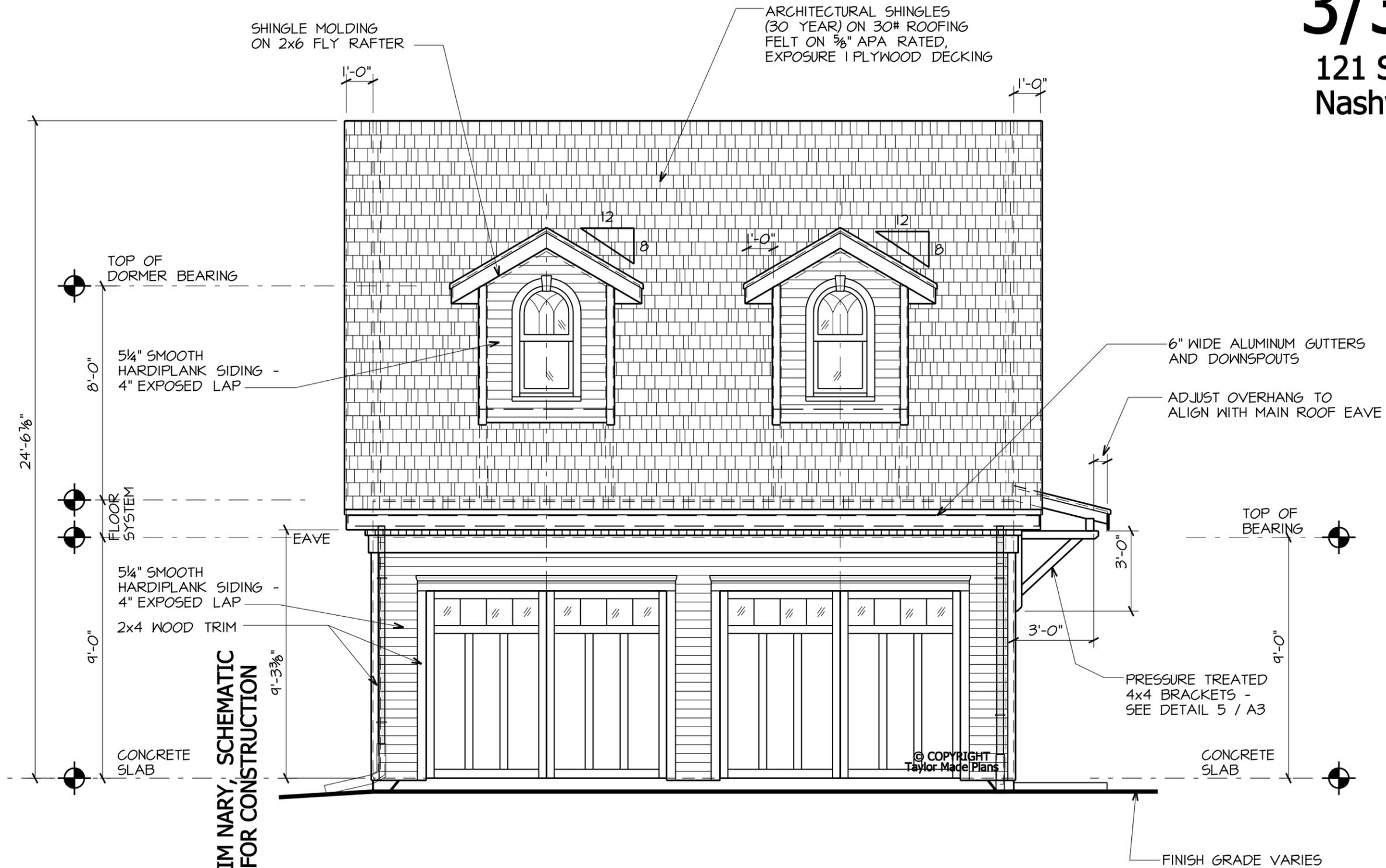
1

FRONT ELEVATION

SCALE: 1/4" = 1'-0"

# 3/31/2016

121 S. 17th Street  
Nashville TN 37206



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2

## LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

3/23/2016

# 3/31/2016

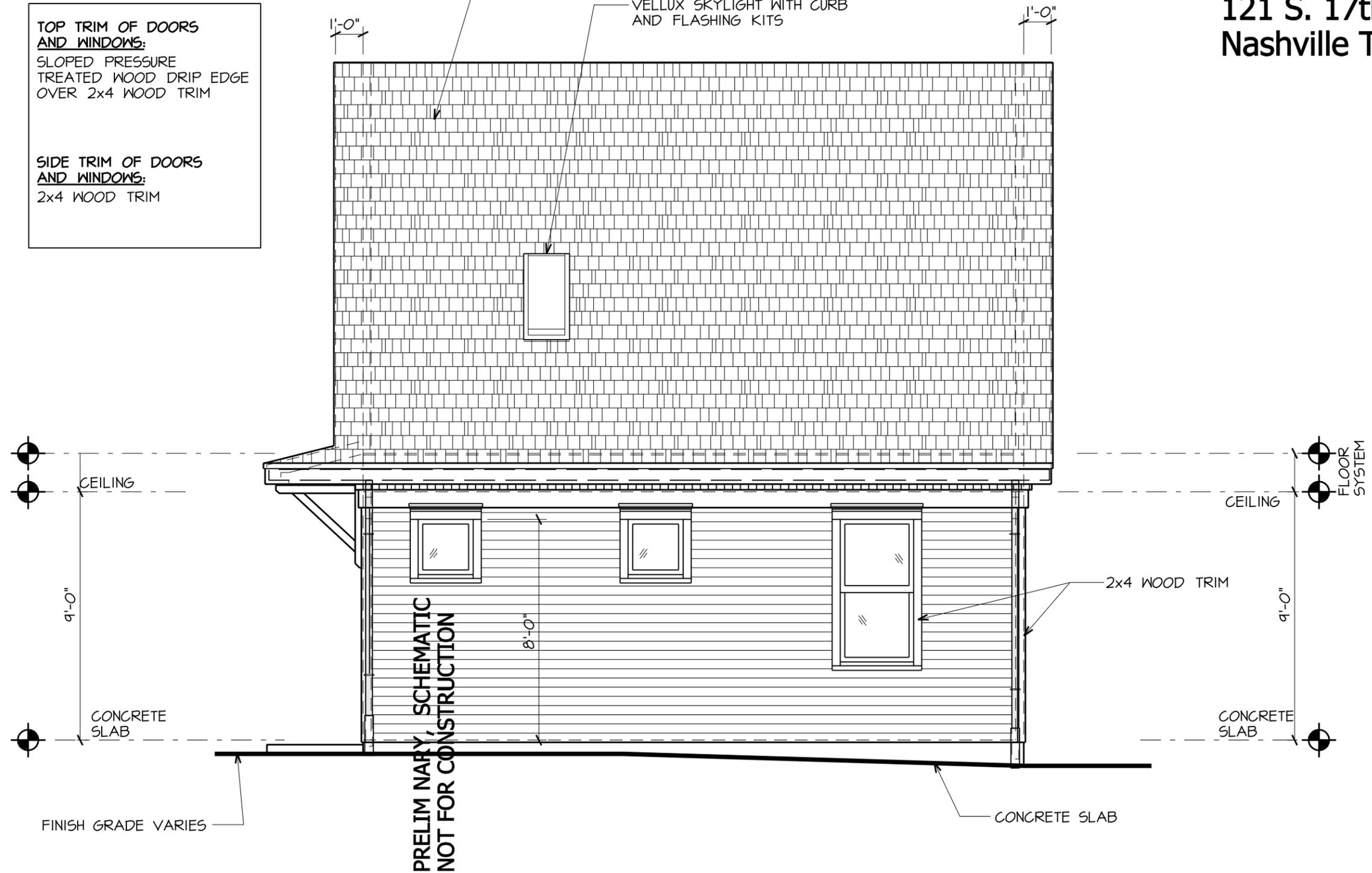
121 S. 17th Street  
Nashville TN 37206

**TOP TRIM OF DOORS AND WINDOWS:**  
SLOPED PRESSURE TREATED WOOD DRIP EDGE OVER 2x4 WOOD TRIM

**SIDE TRIM OF DOORS AND WINDOWS:**  
2x4 WOOD TRIM

ARCHITECTURAL SHINGLES (30 YEAR) ON 30# ROOFING FELT ON 5/8" APA RATED, EXPOSURE 1 PLYWOOD DECKING

VELLUX SKYLIGHT WITH CURB AND FLASHING KITS



3

## RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

# 3/31/2016

121 S. 17th Street  
Nashville TN 37206

TOP TRIM OF DOORS  
AND WINDOWS:

SLOPED PRESSURE  
TREATED WOOD DRIP EDGE  
OVER 2x4 WOOD TRIM

SIDE TRIM OF DOORS  
AND WINDOWS:

2x4 WOOD TRIM

SLOPED PRESSURE  
TREATED DRIP EDGE  
OVER 2x6 SKIRT BOARD

6" SMOOTH HARDITRIM  
HLD PLANKS (5½"x3/4")  
OR EQUAL - AT GABLE  
EAVE WALL

ARCHITECTURAL SHINGLES  
(30 YEAR) ON 30# ROOFING  
FELT ON 5/8" APA RATED,  
EXPOSURE 1 PLYWOOD DECKING

SHINGLE MOLDING  
ON 2x8 FLY RAFTER

VELLUX SKYLIGHT WITH CURB  
AND FLASHING KITS

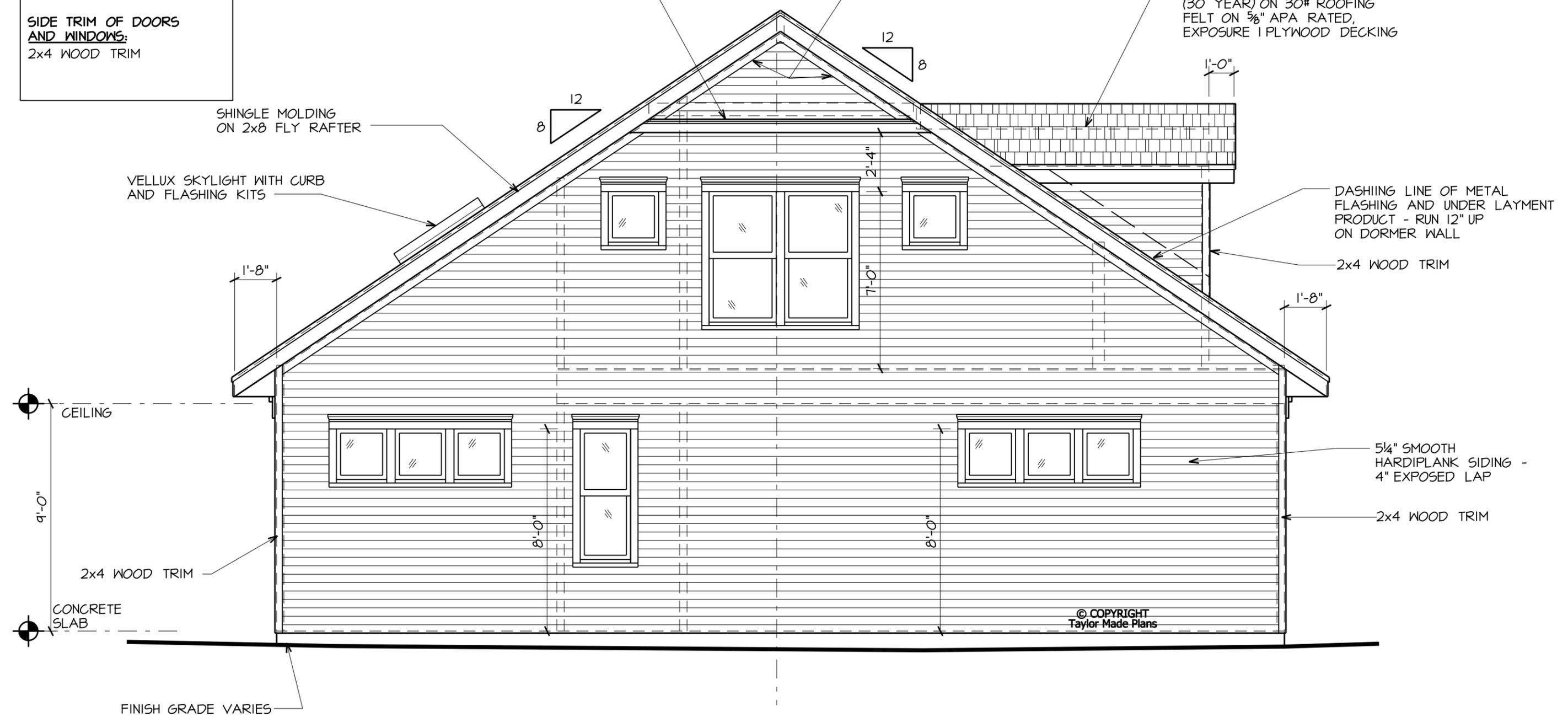
DASHING LINE OF METAL  
FLASHING AND UNDER LAYMENT  
PRODUCT - RUN 12" UP  
ON DORMER WALL

2x4 WOOD TRIM

5¼" SMOOTH  
HARDIPLANK SIDING -  
4" EXPOSED LAP

2x4 WOOD TRIM

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4

## REAR ELEVATION

SCALE: 1/4" = 1'-0"